



# 26TH & ELLIS LAND FOR SALE

## LAND FOR SALE



# FOR SALE

**\$10.50 / SF**  
**4.37 Acres**

## SIZE

- 4.37 Acres +/-
- 190,505 SF +/-

## PRICE

- \$10.50 / SF NNN

## LOCATION

- Located at the NW corner of the 26th & Tea-Ellis intersection. Substantial growth in the area!

## DESCRIPTION

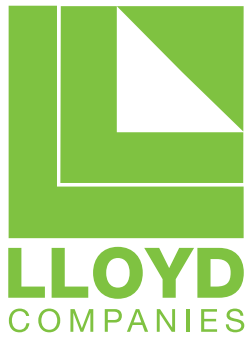
- Property is zoned C-2
- Parcel consists approximately 485' of 26th Street frontage and approximately 380' of Ellis Road frontage
- Estimated traffic counts at the intersection are 9,700 vpd
- Ingress / Egress point on W. 26th Street and S. Mary Beth Avenue
- Estimated population for the 3-mile area is 47,337
- Taxes due in 2019 are \$5,544
- Contact Broker for additional information
- Owner is a licensed real estate agent in South Dakota
- Area neighbors include several rooftops, Sanford Clinic, St. Katharine Drexel Elementary, Discovery Elementary, Memorial Middle School, Tea Area Frontier Elementary, Family Wellness, Lewis, Casey's General Store, Shenanigans, Westridge Plaza with Tradesmen International, 9Round, Edward Jones, Guardian Building Products and Faith Baptist Church

Find out more at [lloydcompanies.com](http://lloydcompanies.com)

## SCOTT BLOUNT

# 605-231-1882

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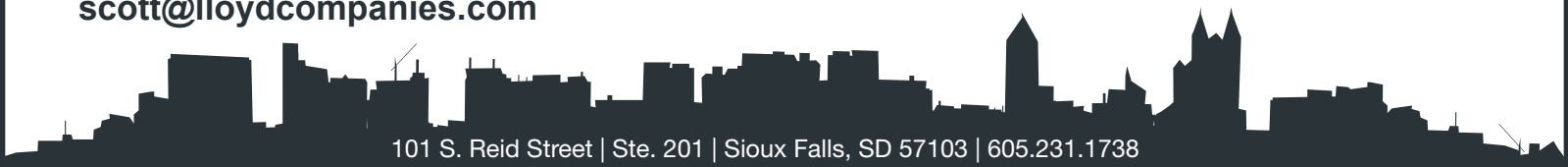
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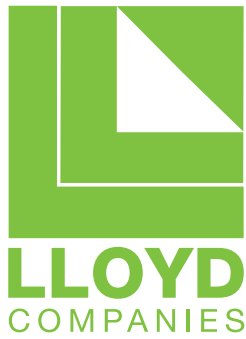
## LAND FOR SALE



## AREA MAP

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### MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	1,820	26,857	61,273
2010 Total Population	6,169	38,979	79,840
2019 Total Population	9,325	47,337	95,041
2019 Group Quarters	0	405	2,890
2024 Total Population	10,675	51,768	103,883
2019-2024 Annual Rate	2.74%	1.81%	1.80%
2019 Total Daytime Population	4,791	32,872	102,606
Workers	588	11,564	59,905
Residents	4,203	21,308	42,701
<b>Household Summary</b>			
2000 Households	653	10,222	25,274
2000 Average Household Size	2.79	2.60	2.33
2010 Households	2,213	15,361	32,883
2010 Average Household Size	2.79	2.51	2.34
2019 Households	3,334	18,584	39,068
2019 Average Household Size	2.80	2.53	2.36
2024 Households	3,812	20,308	42,692
2024 Average Household Size	2.80	2.53	2.37
2019-2024 Annual Rate	2.72%	1.79%	1.79%
2010 Families	1,704	10,165	19,138
2010 Average Family Size	3.17	3.03	2.97
2019 Families	2,498	12,025	22,191
2019 Average Family Size	3.21	3.07	3.02
2024 Families	2,832	13,028	24,058
2024 Average Family Size	3.23	3.09	3.04
2019-2024 Annual Rate	2.54%	1.62%	1.63%
<b>Housing Unit Summary</b>			
2000 Housing Units	680	10,457	26,281
Owner Occupied Housing Units	87.8%	71.9%	56.7%
Renter Occupied Housing Units	8.2%	25.8%	39.5%
Vacant Housing Units	4.0%	2.2%	3.8%
2010 Housing Units	2,330	16,238	35,553
Owner Occupied Housing Units	78.7%	68.1%	55.6%
Renter Occupied Housing Units	16.3%	26.5%	36.9%
Vacant Housing Units	5.0%	5.4%	7.5%
2019 Housing Units	3,536	19,694	42,230
Owner Occupied Housing Units	77.9%	68.4%	56.2%
Renter Occupied Housing Units	16.4%	25.9%	36.4%
Vacant Housing Units	5.7%	5.6%	7.5%
2024 Housing Units	4,028	21,440	45,996
Owner Occupied Housing Units	78.5%	69.5%	57.2%
Renter Occupied Housing Units	16.1%	25.3%	35.7%
Vacant Housing Units	5.4%	5.3%	7.2%
<b>Median Household Income</b>			
2019	\$91,931	\$66,969	\$56,476
2024	\$102,377	\$75,845	\$63,906
<b>Median Home Value</b>			
2019	\$262,216	\$184,064	\$181,720
2024	\$291,017	\$195,649	\$197,591
<b>Per Capita Income</b>			
2019	\$37,551	\$30,960	\$29,824
2024	\$42,123	\$34,863	\$33,862
<b>Median Age</b>			
2010	31.1	32.3	31.8
2019	33.0	34.9	34.3
2024	31.5	34.7	34.6

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